

I hereby certify that the fire hydrants shown on this plat are in place and can adequately serve the lots shown hereon.

8-27-09
Date Signed

John Kendrick
Cookeville Fire Chief


I hereby certify that the street shown on this plat has the status of an accepted public street regardless of current condition.

8-27-09
Date Signed

Guy Brown
Director of Public Works

I hereby certify that the water lines and/or sewer lines shown on this plat are in place and can adequately serve the lots shown hereon.

8/27/09
Date Signed


Director of Dept. of Water Quality Control
or Water Utility District Rep.

I hereby certify that acceptable power utility easements have been provided according to the requirements of the Cookeville Electric Department.

8/27/09
Date Signed

[Signature]
Director of Cookeville Electric Dept.

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cookeville Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cookeville Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.

8-27-2009
Date Signed

James Mills
Director of Planning

8-28-2009
Date Signed

Debra L. Stefan
Secretary, Cookeville Municipal
Planning Commission

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision requires the review and approval of the City of Los Angeles Planning Commission. Furthermore, I hereby certify that the Subdivision Plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

8-27-09
Date Signed

Darryl C. Gans
Owner's Signature

Date Signed

Owner's Signature

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cookeville Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban and Suburban as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Cookeville Planning Commission.

8/27/09
Date Signed

I hereby certify that (1) public sewage collection facilities are installed in an acceptable manner and according to City of Cookeville's specifications; or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

Date Signed _____ N/A _____
Director of Dept. of Water Quality Control

I hereby certify that (1) water lines are installed in an acceptable manner and according to the specifications of the Cookeville Planning Commission (or _____); or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

Date Signed

N/A

Director of Dept. of Water Quality Control
or Water Utility District Rep.

I hereby certify that (1) streets, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cookeville Planning Commission are installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

Date Signed _____ N/A _____
Director of Public Works

I hereby certify that (1) the fire hydrants and other related improvements shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cookeville and the Cookeville Planning Commission or (2) a satisfactory surety in the amount of \$_____ has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

Date Signed _____
Cookeville Fire Chief

1. No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.
2. No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plat if such excavation, filling, landscaping or other construction will alter or diminish the flow of water through said easement.
3. All driveways, entrances, curb cuts or other points of ingress or egress to the property shall conform to the applicable traffic and engineering regulations of the City of Cookeville; contact the Department of Public Works for information.
4. The placing of pipe within or otherwise filling of ditches within the right-of-way of this plat is prohibited without the approval of the City of Cookeville; contact the Department of Public Works for information.

According to the FEMA FIRM # 47141C0140D, Dated: 5/16/07.

Check One:

☒ No areas of the subject property depicted on this plat are in a SFHA

☐ All of the subject property depicted on this plat is in a SFHA

☐ Shaded area(s) of the subject property depicted on this plat are in a SFHA

Common Area

Private Permanent Vehicular Access Easement and Public Utility Easement

Public Utility Easement

Private Detention Pond Easement

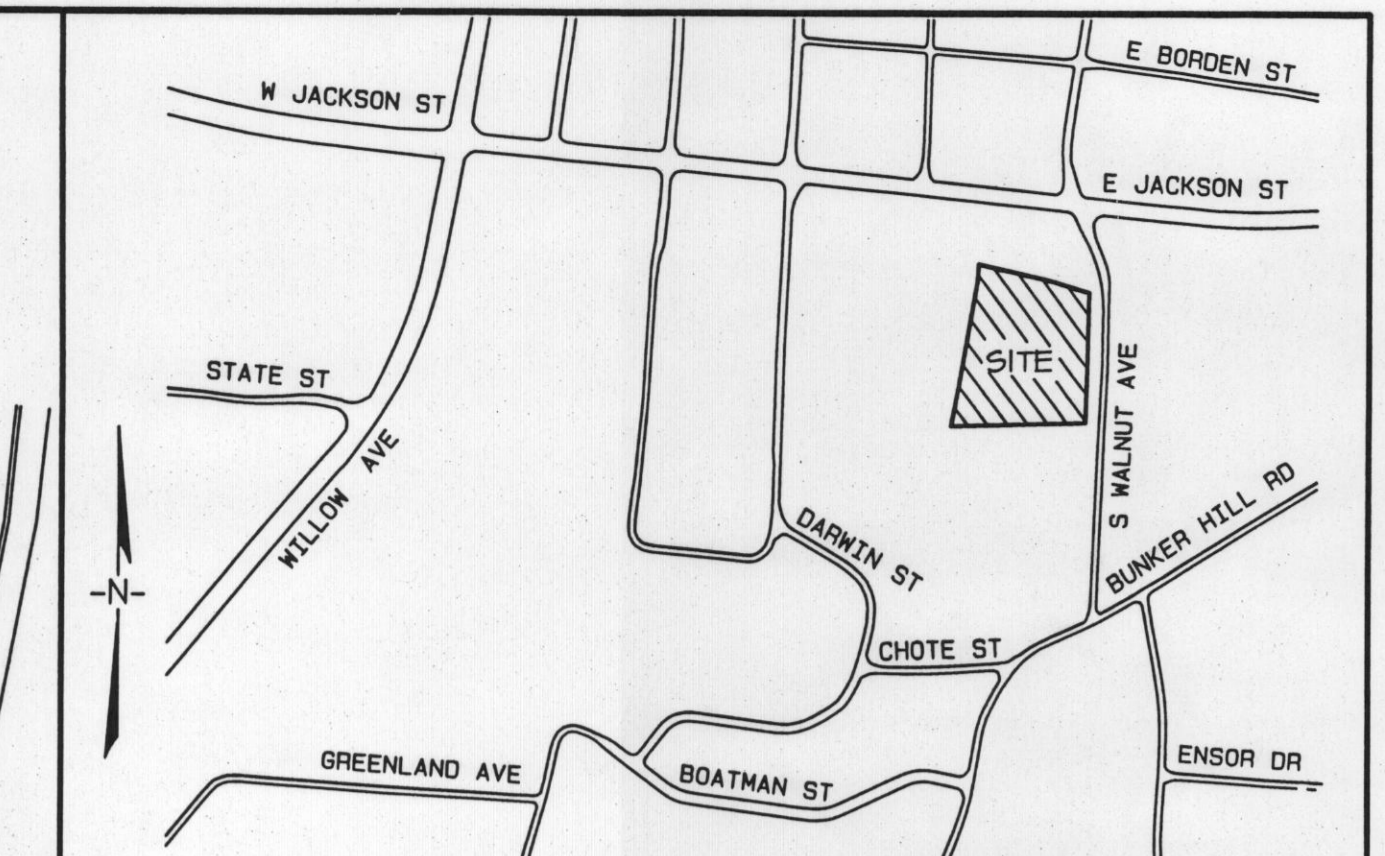
Private
Drainage Easement

City of Cookeville

City of Cookeville

Ealey
(321/535)

LINE	CHORD BEARING	CHORD	RADIUS	DELTA	ARC	TANGENT
G1	N56°16'21"E	55.35'	25.00'	84°54'46"	34.21'	25.00'
C3	N81°41'39"W	55.36'	25.00'	90°00'14"	34.21'	25.00'
L1	N13°31'03"E	16.01'				
L2	N13°42'21"E	5.43'				
L3	N13°42'21"E	22.00'				
L4	S13°41'39"W	0.41'				
L5	N13°41'39"E	5.28'				
L6	S13°31'12"W	6.22'				
C4	N34°23'44"E	24.42'	25.00'	54°28'10"	25.52'	14.00'

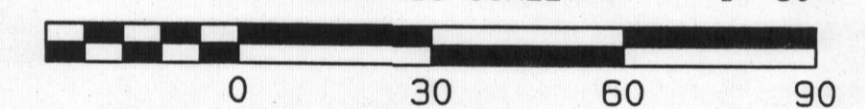


Vicinity (N.T.S.)



Magnetic N
3-11-08

GRAPHIC SCALE 1"=30'



NOTES: 1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.

2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.

3. All corners are 1/2" rebar found unless otherwise noted.

4. Source of Title: R.B. Page 641-642

5. Property is currently zoned R40.

6. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.

7. Property lines which bisect the airspace between attached units will not encroach upon the boundaries of the respective units regardless of any conflict with the bearing and/or distance shown hereon.

8. All water and sewer lines are private from the master meter and sewer manholes.

I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Grady C. Phillips, P.E. #2408, Date
Clinton Surveying Services, LLC
380 South Lowe Avenue, Suite 6
Cookeville, TN 38501

09-119

St. James West - Phase I

PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER:	Jerry Gax	SURVEYOR:	Clinton Engineering Services
ADDRESS:	640 North Dixie Avenue Cookeville, TN 38501	ADDRESS:	380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE:	931.526.3700	TELEPHONE:	931-372-0427
ENGINEER:	Clinton Engineering Services	OWNER:	Jerry Gax
ADDRESS:	380 S.Lowe Ave. Suite 6 Cookeville, TN 38501	ADDRESS:	640 North Dixie Avenue Cookeville, TN 38501
TELEPHONE:	931-372-0427	TELEPHONE:	931.526.3700
ACREAGE SUBDIVIDED:	3.258 Acres	TAX MAP:	MAP 530 GROUP B PARCEL 17.00
NUMBER OF LOTS:	10	SCALE:	AS SHOWN DATE: 08-27-04